RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Catherine M. Simpkins

GRANTEE(s)
James Roberts

Davidson County DEEDTRS
Recvd: 05/11/04 10:40 3pgs
Fees:18.00 Taxes:246.05
20040511-0053683

PICK-UP

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 21, 1998 and recorded on December 31, 1998 at Book 11277, Page 217 in the Register's Office of Davidson County, Tennessee, Catherine M. Simpkins conveyed to Thomas F. Baker, IV of Shelby County, Tennessee, as Trustee for FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc., the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **WILSON & ASSOCIATES, P.L.L.C.** as Successor-Trustee by instrument of record recorded on April 14, 2004 as Instrument No. 20040414-0041608 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on April 28, 2004 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to James Roberts, at and for the sum of $66,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by James Roberts of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Gateway, Section 1, of record in Plat Book 330, pages 39, and 40, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description. Being the same property conveyed to W.L. Simpkins and wife, Catherine M. Simpkins, by deed from G.V. Simpkins and wife, Margaret M. Simpkins, of record in book 6773, page 848, said Register's Office. The said W.L. Simpkins conveyed all his right, title and interest in subject property to Catherine M. Simpkins, by Quitclaim Deed of record in Book 8463, page 680, Register's Office for Davidson County, Tennessee.

W&A No. 703-204101

Commonly known as: 436 Janette Avenue, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 26 day of Apr, 2004.

Chris Palmer
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Carl L. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of Apr, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $66,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00
Sarah Evans
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2004.
Brandi Weeks
Deputy Register

W&A No. 703-204101

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Lane, Suite 200
Nashville, TN 37211

Parcel No. 033-12-0 116.00

DSTDeedfor3rdParty_MSobanski_040430_1224

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 703-204101